

## ADMINISTRATIVE SHORT PLAT REPORT & DECISION

### A. SUMMARY AND PURPOSE OF REQUEST

**REPORT DATE:** September 20, 2012

**Project Name:** Highland Estates Div 2 Short Plat

**Owner/Applicant:** Andrew Michael Construction, LLC; PO Box 6127; Bellevue, WA 98008

**Contact:** Offe Engineers, PLLC; Darrell Offe; 13932 SE 159<sup>th</sup> Pl; Renton, WA 98058

**File Number:** LUA12-065, SHPL-A

**Project Manager:** Rocale Timmons, Associate Planner

**Project Summary:** The applicant is requesting Administrative Short Plat approval for the subdivision of a 20,200 square foot parcel into three lots for the future construction of single family residences. The site is currently developed with a single family house, which would remain on proposed Lot 1. The project site is located within the Residential - 8 (R-8) dwelling units per acre zoning classification. The proposed lots would all have a lot size of 6,733 square feet. Access to all three lots would gain access via a 20-foot wide private access road extended from Hoquiam Ave NE. There are no critical areas located on site.

**Project Location:** 4933 NE 8<sup>th</sup> St

**Site Area:** 20,200 SF



**B. EXHIBITS:**

- Exhibit 1: Project file ("yellow file") containing applicant submittals, internal comments, notices, etc.
- Exhibit 2: Neighborhood Detail Map
- Exhibit 3: Short Plat Plan
- Exhibit 4: Landscape Plan
- Exhibit 5: Property Services Comments
- Exhibit 6: Aerial Photo

**C. GENERAL INFORMATION:**

- 1. **Owner(s) of Record:** Andrew Michael Construction, LLC  
PO Box 6127  
Bellevue, WA 98008
- 2. **Zoning Classification:** Residential-8 du/ac (R-8)
- 3. **Comprehensive Plan Land Use Designation:** Residential Single Family (RSF)
- 4. **Existing Site Use:** Single Family Residential
- 5. **Neighborhood Characteristics:**
  - a. **North:** Single Family Residential (R-8 zone)
  - b. **East:** Single Family Residential (R-8 zone)
  - c. **South:** Single Family Residential (R-8 zone)
  - d. **West:** Single Family Residential (R-8 zone)
- 6. **Access:** Via an access easement extended from Hoquiam Ave NE
- 7. **Site Area:** 20,200 SF (0.62 acres)

**D. HISTORICAL/BACKGROUND:**

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	4924	11/1/2004
Zoning	N/A	5099	11/1/2004
Annexation	N/A	5161	4/27/2005

**E. PUBLIC SERVICES:**

- 1. **Utilities**
  - a. Water: This site is located within Water District 90.
  - b. Sewer: This site is located in the City of Renton sanitary sewer service boundary. There is an existing 8-inch sewer main in Field Ave NE.

- c. Surface/Storm Water: There are existing storm drainage facilities in Hoquiam Ave NE.
- 2. **Streets**: There are street frontage improvements in Hoquiam Ave NE.
- 3. **Fire Protection**: City of Renton Fire Department

**F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:**

- 1. **Chapter 2 Land Use Districts**
  - a. Section 4-2-020: Purpose and Intent of Zoning Districts
  - b. Section 4-2-070: Zoning Use Table
  - c. Section 4-2-110: Residential Development Standards
- 2. **Chapter 4 Property Development Standards**
  - a. Section 4-4-030: Development Guidelines and Regulations
- 3. **Chapter 6 Streets and Utility Standards**
  - a. Section 4-6-060: Street Standards
- 4. **Chapter 7 Subdivision Regulations**
  - a. Section 4-7-070: Detailed Procedures for Short Subdivisions
  - b. Section 4-7-120: Compatibility with Existing Land Use and Plan – General Requirements and Minimum Standards
  - c. Section 4-7-150: Streets – General Requirements and Minimum Standards
  - d. Section 4-7-170: Residential Lots – General Requirements and Minimum Standards
- 5. **Chapter 9 Procedures and Review Criteria**
- 6. **Chapter 11 Definitions**

**G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:**

- 1. Land Use Element
- 2. Community Design Element

**H. FINDINGS OF FACT:**

- 1. The applicant is requesting a Preliminary Short Plat in order to subdivide a 20,200 square foot site into three single family lots. The proposal would result in a density of 6.5 du/ac.
- 2. The subject site is located on the west of Hoquiam Ave NE just north of NE 7<sup>th</sup> Pl.
- 3. The property is located within the Residential Single Family (RSF) Comprehensive Plan land use designation and the Residential 8 (R-8) zoning classification.
- 4. The site is currently developed with a 3,793 square foot single family house which is proposed to remain on proposed Lot 1.
- 5. The proposed subdivision would result in three lots each with a lot size of 6,733 square feet.

6. The following table are proposed dimensions for Lots 1-3:

<u><b>As Proposed</b></u>	<u><b>Lot Size</b></u>	<u><b>Width</b></u>	<u><b>Depth</b></u>
<b>Lot 1</b>	6,733 SF	50 feet	135 feet
<b>Lot 2</b>	6,733 SF	50 feet	135 feet
<b>Lot 3</b>	6,733 SF	50 feet	135 feet

7. Access to the lots is proposed via driveways from a 20-foot wide private access road extended from Hoquiam Ave NE.
8. Topographically, the site is flat with no change in elevation.
9. A tree inventory indicates a total of 3 trees on the site, of which 2 trees would remain following development.
10. The conceptual landscape plan submitted with the application includes the installation of two street trees in the front yards of each lot (Exhibit 4). Vegetation proposed includes: Jacquemontii birch, Autumn blaze maple, flowering pear, and red maple trees. The applicant is proposing non-irrigated lawn as groundcover.
11. A drainage plan and drainage report has been submitted with the short plat application. The report addresses compliance with 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2. The conceptual storm drainage plan addressed how the roof runoff from the new lots would be handled.
12. There are no critical areas located on site.
13. Except when located on lands covered by water, short plats are exempt from SEPA Environmental Review pursuant to WAC 197-11-800(6)(a).
14. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.

## **I. CONCLUSIONS:**

### **SHORT PLAT REVIEW CRITERIA:**

#### **1. CONFORMANCE WITH THE COMPREHENSIVE PLAN:**

The site is designated Residential Single Family (RSF) on the Comprehensive Plan Land Use Map. The proposal is consistent with the following Comprehensive Plan Land Use and Community Design Element policies if all conditions of approval are complied with:

✓	<b>Policy LU-147.</b> Net development densities should fall within a range of 4.0 to 8.0 dwelling units per acre in Residential Single Family Neighborhoods.
✓	<b>Policy LU-148.</b> A minimum lot size of 5,000 square feet should be allowed on in-fill parcels of less than one acre (43,560 sq. ft.) in single-family designations. Allow a reduction on lot size to 4,500 square feet on parcels greater than one acre to create an incentive for aggregation of land. The minimum lot size is not intended to set the standard for density in the designation, but to provide flexibility in subdivision/plat design and facilitate development within the allowed density range.
✓	<b>Policy LU-152.</b> Single-family lot size, lot width, setbacks, and impervious surface should be sufficient to allow private open space, landscaping to provide buffers/privacy without extensive fencing, and sufficient area for maintenance activities.

✓	<b>Objective CD-C.</b> Promote reinvestment in and upgrade of existing residential neighborhoods through redevelopment of small, underutilized parcels with infill development, modification and alteration of older housing stock, and improvements to streets and sidewalks to increase property values.
✓	<b>Policy CD-12.</b> Infill development, defined as new short plats of nine or fewer lots, should be encouraged in order to add variety, updated housing stock, and new vitality to neighborhoods.
✓	<b>Policy CD-13.</b> Infill development should be reflective of the existing character of established neighborhoods even when designed using different architectural styles, and /or responding to more urban setbacks, height or lot requirements. Infill development should draw on elements of existing development such as placement of structures, vegetation, and location of entries and walkways, to reflect the site planning and scale of existing areas.
<b>2. COMPLIANCE WITH THE UNDERLYING ZONING CLASSIFICATION:</b>	
The subject site is classified <b>Residential-8 du/ac (R-8)</b> on the City of Renton Zoning Map. RMC 4-2-110A provides development standards for development within the R-8 zoning classification. The proposal is consistent with the following development standards if all conditions of approval are complied with:	
✓	<b>Density:</b> The allowed density range in the R-8 zone is a minimum of 4.0 to a maximum of 8.0 dwelling units per acre. <i>Net density is calculated after the deduction of critical areas, areas intended for public right-of-way, and private access easements.</i> <b>Staff Comment:</b> There are no deductions for right-of-way dedications or access easements therefore the net square footage of the site would be 20,200 square feet (0.45 net acres). The three lot proposal would arrive at a net density of 6.5 dwelling units per acre (3 lots / 0.46 acres = 6.5 du/ac), which falls within the permitted density range for the R-8 zone.
✓	<b>Lot Dimensions:</b> The minimum lot size permitted in the R-8 is 4,500 square feet for lots greater than 1 acre in size and 5,000 square feet for lots 1 acre or less in size. A minimum lot width of 50 feet for interior lots and 60 feet for corner lots, as well as a minimum lot depth of 65 feet, is also required. <i>Insofar as practical, side lot lines shall be at right angles to street lines or radial to curved street lines.</i> <b>Staff Comment:</b> As demonstrated in the table above, all lots meet the requirements for minimum lot size, depth, and width.
✓	<b>Setbacks:</b> The required setbacks in the R-8 zone are as follows: front yard is 15 feet for the primary structure and 20 feet for an attached garage; interior side yard is 5 feet; side yard along a street is 15 feet for the primary structure and 20 feet for an attached garage; and the rear yard is 20 feet. <b>Staff Comment:</b> The existing, 3,793 square foot, residence would remain on proposed Lot 1. The residence would maintain its 20 foot front yard setback from the private access road, the 5 foot side yard setback from the eastern property line and the 55-foot rear yard setback from the southern property line. A 5-foot side yard setback would be created along the western property line as a result of the proposed short plat. The existing residence complies with the setback requirements of the zone. Lots 2 and 3 appear to contain adequate area to provide all the required setback areas for new residences. Compliance with building setback requirements would be reviewed at the time of building permit review.
✓	<b>Building Standards:</b> Building height is restricted to 30 feet and 2-stories. Detached accessory structures must remain below a height of 15 feet and one-story. The allowed building lot coverage for lots over 5,000 SF in size in the R-8 zone is 35 percent or 2,500 SF, whichever is greater. The allowed impervious surface coverage is 75 percent. <b>Staff Comment:</b> The existing, 3,793 square foot, residence has an approximate 1,900 square foot footprint resulting in a 28 percent building lot coverage which complies with the

	building standards for the R-8 zone. The building standards for proposed Lots 2 and 3 would be verified at the time of building permit review.
N/A	<b>Landscaping:</b> <i>Ten feet of on-site landscaping is required along all public street frontages, with the exception of areas for required walkways and driveways.</i> <b>Staff Comment:</b> The site does not front onto a public street therefore the ten foot on-site landscaping requirement isn't applicable. The applicant is proposing two streets on each lot along with four new trees and two retained trees distributed across the back of the three lots. A final detailed landscape plan shall be submitted to and approved by the Current Planning Project Manager prior to Final Short Plat recording.
✓	<b>Parking:</b> <i>Each unit is required to accommodate off street parking for a minimum of two vehicles.</i> <b>Staff Comment:</b> Sufficient area exist, on each lot, to accommodate off street parking for a minimum of two vehicles.
<b>3. DESIGN STANDARDS:</b> RMC 4-2-115 provides residential and open space standards for development within the R-4 zoning classification. The proposal is consistent with the following design standards if all conditions of approval are complied with:	
N/A	<b>Lot Configuration: One of the Following is required:</b> <i>Lot width variation of 10 feet minimum of one per four abutting street fronting lots, or Minimum of four lot sizes (minimum of 400 gross square feet size difference), or A front yard setback variation of at least five feet minimum for at least every four abutting street fronting lots.</i>
<b>4. COMMUNITY ASSETS:</b> The proposal is consistent with the following community asset requirements:	
✓	<b>Tree Retention:</b> <i>RMC 4-4-130 required thirty percent of the trees shall be retained in a residential development.</i>
<b>5. COMPLIANCE WITH SUBDIVISION REGULATIONS:</b> RMC 4-7 Provides review criteria for the subdivisions. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:	
✓	<b>Access:</b> <i>Each lot must have access to a public street or road. Access may be by private access easement street per the requirements of the street standards.</i>
N/A	<b>Blocks:</b> <i>Blocks shall be deep enough to allow two tiers of lots.</i>
✓	<b>Streets:</b> <i>The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards.</i> <b>Staff Comment:</b> The proposal does not front onto a public street. The three lots would front onto an existing 20-foot wide private access road. The proposed roadway plan appears to comply with the street standards (Exhibit 5).  The proposed short plat is also anticipated to generate additional traffic on the City's street system. In order to mitigate transportation impacts, staff recommends a condition requiring the applicant to pay an appropriate Transportation Impact Fee. Currently this fee is assessed at \$75.00 per net new average daily trip attributed to the project. However, the City is planning an adjustment to the Transportation Impact Fees in the near future. Therefore the fee, as determined by the Renton Municipal Code at the time of payment, shall be payable to the City as specified by the Renton Municipal Code prior to Short Plat recording.
<b>6. AVAILABILITY AND IMPACT ON PUBLIC SERVICES:</b>	
✓	<b>Police and Fire:</b> Sufficient resources exist to furnish services to the proposed development; subject to the condition that the applicant provides Code required improvements and fees. Therefore, staff recommends a condition requiring the applicant to pay an appropriate Fire

	<b>Impact Fee.</b> Currently this fee is assessed at \$488.00 per each single family lot. However, the City is planning an adjustment to the Fire Impact Fee in the near future. The fee, as determined by the Renton Municipal Code at the time of payment, shall be payable to the City as specified by the Renton Municipal Code prior to Short Plat recording.
✓	<b>Schools:</b> It is anticipated that the Renton School District can accommodate any additional students generated by this proposal at the following schools: Sierra Heights Elementary, McKnight Middle School and Hazen High School. A School Impact Fee, based on new single-family lot, will be required in order to mitigate the proposal's potential impacts to Renton School District. The fee is payable to the City as specified by the Renton Municipal Code. Currently the fee is assessed at \$6,392.00.
✓	<b>Storm Water:</b> An adequate drainage system shall be provided for the proper drainage of all surface water.
✓	<b>Water and Sanitary Sewer:</b> A water availability certificate is required from Water District 90. An "approved" set of water plans from Water District 90 will be required to be submitted with the civil plans. There is currently a sanitary sewer project (\$3612) under construction. The short plat proposes to serve the new development with sanitary sewer service to the lots by the referenced sanitary sewer project. This proposal is also located in the East Renton Special Assessment District (SAD 0002). These fees are \$316.80 per connection and shall be paid at the time a construction permit is issued, prior to recording the short plat.

**J. DECISION:**

The **Highland Estates Div 2 Short Plat**, File No. **LUA12-065, SHPL-A**, is approved and is subject to the following conditions:

1. The applicant shall pay an appropriate Transportation Impact Fee. The fee, as determined by the Renton Municipal Code at the time of payment, shall be payable to the City as specified by the Renton Municipal Code prior to Short Plat recording.
2. The applicant shall pay an appropriate Fire Impact Fee. The fee shall be payable to the City as specified by the Renton Municipal Code prior to Short Plat recording.

**DATE OF DECISION ON LAND USE ACTION:**

**SIGNATURE:**

  
C.E. "Chip" Vincent, CED Administrator/Planning Director

9/20/2012  
Date

TRANSMITTED this 20<sup>th</sup> day of September, 2012 to the Contact/Applicant/Owner(s):

Contact:  
Vineyard Const., LLC  
Bob Wenzel  
PO Box 3127  
Bellevue, WA 98008

Applicant/Owner:  
Offe Engineers PLLC  
Darrell Offe  
13932 SE 159<sup>th</sup> Pl  
Renton, WA 98058

TRANSMITTED this 20<sup>th</sup> day of September, 2012 to the Party(ies) of Record:

None

TRANSMITTED this 20<sup>th</sup> day of September, 2012 to the following:

Neil Watts, Development Services Director  
Larry Meckling, Building Official  
Kayren Kittrick, Development Services  
Jan Conklin, Development Services  
Carrie Olson, Development Services  
Jennifer Henning, Current Planning  
Fire Marshal  
Renton Reporter

**L. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:**

The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

**APPEAL:** This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on October 4, 2012. An appeal of the decision(s) must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680). Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, (425) 430-6510.

**EXPIRATION:** The administrative short plat decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-7-070.M.

**RECONSIDERATION:** Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

**THE APPEARANCE OF FAIRNESS DOCTRINE:** provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.

**ADVISORY NOTES TO APPLICANT**

The following notes are supplemental information provided in conjunction with the administrative



**land use action.** *Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.*

**PLANNING**

1. RMC section 4-4-030.C.2 limits haul hours between 8:30 a.m. to 3:30 p.m., Monday through Friday unless otherwise approved by the Development Services Division.  
The applicant will be required to comply with protection measures for retained trees as set forth in RMC 4-4-130H8 during construction.

**WATER**

1. A water availability certificate is required from Water District 90.
2. The project will need to provide domestic service and fire service to the proposed development.
3. Per the City Fire Marshal, the preliminary fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings, and two hydrants if the fire flow goes up to 1,500 gpm. Lateral spacing of fire hydrants is predicated on hydrants being located at street intersections (also capable of delivering a minimum of 1,000 gpm) within 300 feet of the structure. This distance is measured along the travel route.

**SANITARY SEWER**

1. The sanitary sewer project needs to be finalized out prior to the short plat recording.
2. This proposal is located in the East Renton Special Assessment District (SAD 0002). These fees are \$316.80 per connection and shall be paid at the time a construction permit is issued, prior to recording the short plat.
3. Sanitary Sewer SDC fees are based on the size of the domestic water meters. These fees are collected at the time a construction permit is issued and prior to the recording of the short plat

**SURFACE WATER**

1. The project is required to comply with the City of Renton Amendments to the 2009 King County Surface Water Design Manual. A conceptual drainage plan, stamped by a P.E., was submitted with the formal application. The conceptual storm drainage plan addressed how the roof runoff from the new lots will be handled.
2. The applicant shall submit engineered plans and report prior to recording the short plat, and install facilities as to how the roof runoff from the new lots will be handled
3. The Surface Water SDC fees are \$1,012 per lot. These fees are collected at the time a construction permit is issued.

**TRANSPORTATION/STREET**

1. Installation of a minimum 20-foot pavement section on the private road, on the north side of the project, is required.
2. Pavement section on Hoquiam Ave NE shall be designed to be a 36-foot face of curb to face of curb, a 5-foot sidewalk adjacent to property line, and an 8-foot planter strip.
3. All new electrical, phone, and cable services and lines must be undergrounded. The construction of these franchise utilities must be inspected and approved by a City of Renton public works inspector prior to recording the plat.
4. Traffic mitigation fees are \$1435.50, and shall be paid prior to recording the short plat.

**GENERAL COMMENTS**

1. Separate permits and fees for storm connection will be required.

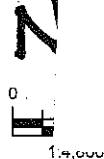
**PROPERTY SERVICES COMMENTS**

1. See Exhibit 6 for comments from Property Services regarding information needed for final short plat approval.

**E6 - 10 T23N R5E W 1/2**

E7 - 11 T23N R5E W 1/2

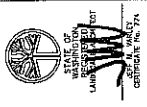
A map of the United Kingdom with a small rectangle in the north-east corner indicating the location of the study area. The rectangle is labeled 'Study area'.



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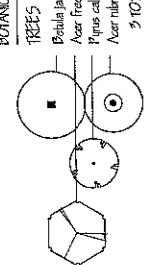
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LANDSCAPE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE INFORMATION AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND UTILITIES ENGINEERING, CONSTRUCTION AND INSURANCE POLICIES FROM THE CITY OF CHICAGO.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND UTILITIES ENGINEERING, CONSTRUCTION AND INSURANCE POLICIES FROM THE CITY OF CHICAGO.
4. CONTRACTOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL FOR 1 YEAR OR UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING SPECIFIC QUANTITIES OF GROUND COVERS AND PLANT MATERIALS UTILIZING ON-CENTER SPACING FOR PLANTS AS STATED BY THE LANDSCAPE PLAN AND ANNUAL PLANTING DATES AS SHOWN ON THE PLANS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE PLANS.
7. SUBGRADE IS TO BE WITHIN 1/4" OF ONE FOOT AS PROVIDED BY OWNERS. ALL PLANTING AREAS TO BE CLEARED OF ALL EXISTING VEGETATION AND TOP SOIL TO BE REPLACED TO ORIGINAL GRADE.
8. SUBGRADE MATERIAL TO BE 2" FINE PERK GRADE.
9. SUBGRADE MATERIAL TO BE 2" FINE PERK GRADE.
10. ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPARENT FERTILIZER 4-2-2 FOR MANUFACTURER'S SPECIFICATIONS.
11. ALL PLANT MATERIAL SHALL CONFORM TO ANY STANDARDS FOR NURSERY STOCK, LATEST EDITION. ANY REQUIREMENTS SHALL BE AT ONE.
12. A. ALL PLANT MATERIAL SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES AND VARIETIES AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE FULLY BRANCHED, WELL DEVELOPED, AND HAVE A WELL DEVELOPED ROOT SYSTEM. ALL PLANT MATERIAL SHALL BE HARDY TO THE LOWEST TEMPERATURES TO WHICH THEY WILL BE EXPOSED.
13. B. TREES, SHRUBS, AND GROUND COVER, QUANTITIES, SPECIES, AND VARIETIES, SIZES AND CONDITIONS AS SHOWN ON THE PLANS SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
14. C. ALL PLANT MATERIAL SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
15. D. ALL PLANT MATERIAL SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
16. E. ALL PLANT MATERIAL SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
17. F. ALL PLANT MATERIAL SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
18. G. ALL PLANT MATERIAL SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
19. H. ALL PLANT MATERIAL SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
20. I. ALL PLANT MATERIAL SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
21. J. ALL PLANT MATERIAL SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
22. K. ALL PLANT MATERIAL SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
23. L. ALL PLANT MATERIAL SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
24. M. ALL PLANT MATERIAL SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
25. N. ALL PLANT MATERIAL SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
26. O. ALL PLANT MATERIAL SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
27. P. ALL PLANT MATERIAL SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
28. Q. ALL PLANT MATERIAL SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
29. R. ALL PLANT MATERIAL SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
30. S. ALL PLANT MATERIAL SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
31. T. ALL PLANT MATERIAL SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
32. U. ALL PLANT MATERIAL SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
33. V. ALL PLANT MATERIAL SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
34. W. ALL PLANT MATERIAL SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
35. X. ALL PLANT MATERIAL SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
36. Y. ALL PLANT MATERIAL SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
37. Z. ALL PLANT MATERIAL SHALL BE MAINTAINED THROUGHOUT THE PROJECT.

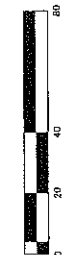


PLANT SCHEDULE	COMMON NAME	QTY	SIZE	REMARKS
<b>TREES</b>				
Betula Jacquemontii	Jacquemontii Birch	8	2 1/2" cal	Full and Healthy
Acer Freemanii 'Autumn Blaze'	Maple	29	2 1/2" cal	Full and Healthy
Prunella cuneata 'Capehart'	Flowering Pear	7	2 1/2" cal	Full and Healthy
Acer rubrum 'Red Smoke'	Red Maple	4	3 1/2" cal	Full and Healthy
5 TOTAL LOTS X 2 TREES/LOT MINIMUM =		6 TREES PROVIDED		
Non-Integrated Lawn				

Non-Irrigated lawn


410-1-2017

RECEIVED



**M E M O R A N D U M**

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DATE: August 29, 2012  
TO: Rocale Timmons  
FROM: Bob Mac Onie   
SUBJECT: Highlands Estates Div 2, LUA-12-065-SHPL  
Form and Legal Description Format

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I have reviewed the above referenced preliminary short plat submittal and have the following comments:

Information needed for final short plat approval includes the following:

Note the City of Renton land use action number and land record number, LUA-12-065-SHPL and LND-20-0573, respectively, on the final short plat submittal. The type size used for the land record number should be smaller than that used for the land use action number.

Show two ties to the City of Renton Survey Control Network. The geometry will be checked by the city when the ties have been provided.

Provide short plat and lot closure calculations.

Note what was found when visiting the existing monuments.

Indicate what has been, or is to be, set at the corners of the proposed lots.

Note discrepancies between bearings and distances of record and those measured or calculated, if any.

The city will provide addresses for the proposed lots as soon as possible. Note said addresses on the final short plat drawing.

Do note encroachments, if any.

Do include a "LEGEND" block for the short plat drawing, detailing any symbols used thereon.

Do not include topography and utility infrastructure as they are only part of the initial submittal requirements unless they have a direct influence on the subdivision.

Note all easements, covenants and agreements of record on the drawing.

Note any relevant researched resources on the short plat submittal.

Note the plat name and tract numbers of the properties to the east and south of the subject parcel.

Remove the building setback lines noted on the final short plat lots. Setbacks will be determined at the time that building permits are issued.

Because the subject property falls within Zone 1 of the City of Renton Aquifer Protection Area, the Aquifer Protection Notice needs to be noted on the drawing. See the attachment.

Because the subject property falls within Zone 2 of the City of Renton Aquifer Protection Area, the Aquifer Protection Notice needs to be noted on the drawing. See the attachment.

The City of Renton Administrator, Department of Community and Economic Development, is the only city official who signs the final short plat. Provide an appropriate approval block and signature line. Pertinent King County approval blocks also need to be noted on the drawing.

All vested owner(s) of the subject final short plat need to sign the final short plat drawing. Include notary blocks as needed.

Include a declaration block on the drawing, titled "OWNERS' DECLARATION" not "CERTIFICATION" or other.

Note that if there are easements, restrictive covenants or agreements to others (City of Renton, etc.) as part of this subdivision, they can be recorded concurrently with the final short plat. The final short plat drawing and the associated document(s) are to be given to the Project Manager as a package. The recording number(s) for the associated document(s) are to be referenced on the final short plat drawing. Provide spaces for the recording numbers thereof.

The new easements for ingress, egress, utilities, etc. shown for the benefit of future owners of the proposed lots each need a note defining the rights associated with the easement at issue. Since these new "proposed" easements shown aren't "granted and conveyed" until the benefited and/or burdened lots are conveyed to others add the following language on the face of the short plat drawing:

DECLARATION OF COVENANT:

*The owners of the land embraced within this short plat, in return for the benefit to accrue from this subdivision, by signing hereon covenant and agree to convey the beneficial interest in the new easement shown on this short plat to any and all future purchasers of the lots, or of any subdivisions thereof. This covenant shall run with the land as shown on this short plat.*

Provide an easement or other record document providing access across the two parcels comprising the private road (NE 8<sup>th</sup> St). Please note that a modification of the required street standards may be necessary as these proposed lots will increase the number of properties accessed via the private road will go from 4 (the current condition) to 7 following the approval of this short plat as well as the previous Highland Estates Short Plat.

The private ingress, egress and utility easements require a "New Private Easement for Ingress, Egress and Utilities Maintenance Agreement" statement. Note the attachment on the drawing. This agreement needs to detail the maintenance responsibilities for the private road as well as its supporting infrastructure.

# LUA12-065 Highland Estates Div 2



- Legend**
- Jurisdiction Boundaries
    - ☐ Other
    - ☐ City of Renton
  - Addresses
  - Parcels
  - Overlay Districts
    - ☒ Auto Mall A
    - ☒ Auto Mall B
    - ☒ Employment Area Valley
    - ☒ City Center Sign Regulation Area
    - ☒ Urban Design District A
    - ☒ Urban Design District B
    - ☒ Urban Design District C
    - ☒ Urban Design District D

**Notes**  
None



1: 1,765

**City of Renton**  
Finance & IT Division

an Internet mapping site and  
this map may or may not be  
current, or otherwise reliable.  
E USED FOR NAVIGATION

## EXHIBIT 6

Information Technology  
RentonMapSupport@Renton  
09/17/2012

147 0 74 147 Feet  
NAD\_1983\_HARN\_StatePlane\_Washington\_ North\_FIPS\_4601